



dragonview mountain retreat LLC
P.O. Box 257, Bisbee, AZ 85603 520-456-4286
RENTAL AGREEMENT



It is expressly agreed that upon confirming a reservation, tenants consent to the rental terms below:

- **Advance payment by credit/debit card** of the rental amount is required to confirm a reservation.
- There will be no refunds 30 days or less before your stay.
- Check-in time is 4 PM. Check-out time is 11 AM, unless otherwise arranged with owner.
- Per fire department regulations, all guests must sleep in beds, and owner must know the total number of people staying overnight. You may bring an air mattress, but please bring your own bedding for it.
- Private parking for 3 cars is above the house, so you must be able to walk and carry luggage/coolers down the well-lit stairs and landings, or for those having difficulty doing steps, down the long pathway which avoids most steps. Additionally, the altitude in Bisbee is about a mile high, so renting is not recommended for people who have trouble climbing stairs, or have heart or lung problems. The property is not ADA accessible. However, for those having trouble climbing UP stairs or the pathway, it is possible to mostly only go DOWN stairs during your stay. Rather than walk up to the parking lot, walk down the public stairs/landings to the main street level and be picked up down below the house. Then be driven back up to the parking lot later to go down the parking lot stairs to the house. Please park closely to other vehicles.
- The mountain road here is narrow and not recommended for nervous drivers! Do not attempt to drive in or leave in your car during rare snow events. Should there be snow, please park on Tombstone Canyon and walk up the public steps to access the property.
- Tenant agrees to leave the property reasonably clean, bag and take out their garbage. There is an outside container for garbage, but everything must be bagged for city workers to pick up.
- Accidents happen, but carelessness will result in appropriate damage charges. Tenant agrees to promptly pay for any damages in an amount determined by the owner. Tenant agrees that this can be an additional charge to the credit/debit card on record.
- Tenant must be at least 21 years of age unless accompanied by an adult guardian or parent. Reservations obtained under false pretenses will be subject to forfeiture of full payment and the party may not be permitted to check-in.
- NO SMOKING inside the home. There are multiple outdoor patios for your smoking pleasure.
- Dogs are the sole responsibility of the dog owner. No other pets are allowed. Dogs must remain on leashes unless within the home or fenced spa area. Dog owners are responsible for cleaning up any/all dog refuse. All dogs need to have current vaccinations and be free of fleas and ticks.
- The 2 person outdoor hot tub is used at your own risk and not recommended for children under 12. To avoid overflow and consequential damage to the motor, only 2 people at a time may use it. Owner or caretaker will enter the area to check chemical balances during your stay as needed.
- Gas Fireplace in the living room must be turned off before going to sleep. Switch is on the wall to the right. Do not adjust gas valve. It is not available during summer months.
- The house is NOT “baby-proof”. If you are bringing young children, you are responsible for taking appropriate precautions and putting cleaning supplies and dangerous items out of reach.
- **Quiet** outside after 10 PM since sound travels in the canyon. Please be courteous to the neighbors.



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- Dragonview Mountain Retreat LLC, members, or representatives **will not assume responsibility** for accidents, loss of personal belongings, illness or injury that may incur to tenants, their guests, or dogs beyond the limits of our insurance. This includes any damage to vehicles incurred while on the premises.
- By accepting this reservation, it is agreed that all guests are expressly assuming the risk of any harm arising from their use of the premises or others whom they invite to use the premises.
- Let the owner know promptly if anything is broken or missing during your stay.
- Lock all windows and doors, leave keys inside when you leave.

By providing a credit/debit card #, tenants agree to all terms and conditions of this agreement, and authorize the charges as specified below:

Thank you for choosing the Dragonview!